

City of Paris Dry Goods Company  
(Spring Valley Water Company Building)  
Southeast corner of Geary and Stockton Streets  
San Francisco  
San Francisco County  
California

HABS No. CA-2019

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PHOTOGRAPHS

HISTORICAL AND DESCRIPTIVE DATA

## HISTORIC AMERICAN BUILDINGS SURVEY

HABS No. CA-2019

CITY OF PARIS DRY GOODS COMPANY  
(Spring Valley Water Company Building)

Location: Southeast corner of Geary and Stockton Streets, 137.5 foot frontage on Geary Street and 137.5 foot frontage on Stockton Street, in the City and County of San Francisco, California.

USGS San Francisco north quadrangle, Universal Transverse Mercator Coordinates: 10.552390.4182190.

Present Owners: Carter Hawley Hale Stores, Inc.

Present Use: Vacant.

Significance: The building was one of the earliest examples in San Francisco of a large commercial structure designed in the Beaux-Arts style, using steel framing and masonry wall infill for its basic structure. It was burnt out and partially destroyed by the earthquake and fire of April 1906, and was reconstructed. Two institutions important to the history and development of the City occupied it from 1896 to 1906: The Spring Valley Water Company and the City of Paris Dry Goods Company. From 1909, the City of Paris Dry Goods Company was the principal (later the sole) tenant.

PART I. HISTORICAL INFORMATION

## A. Physical History:

1. Dates of erection: Originally constructed in 1896. Partially destroyed in April, 1906. Reconstructed in 1908-1909.
2. Architects: Clinton Day, of San Francisco, was the Architect for the original building. James R. Miller, of San Francisco, was the Architect for the 1908 reconstruction, with Bakewell and Brown, Architects, of San Francisco responsible for the design of the interior Rotunda and Dome.
3. Owners: Lot 14 in Assessor's Block 313. The original owner was the Spring Valley Water Company.

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December 7, 1908     Spring Valley Water Company to Union  
                         Square Improvement Company.

December 22, 1916     Union Square Investment Company to John A.  
                         Hooper.

February 25, 1927     John A. Hooper to Hooper Estate.

April 24, 1970        Hooper Estate to Title Insurance and Trust  
                         Company (Interim Title holders).

4. Builder, contractor, suppliers: The contractor for the original building is not known, but certain subcontractors are recorded:

Steam heating, George H. Tay Company.  
Terra Cotta work, Gladding, McBean and Company.  
Concrete, George Goodman.

The builders for the reconstruction were The Watson Construction Company of San Francisco.

5. Original plan and construction:

The building consisted of six stories and a basement. It had a frontage of 137'6" on both Stockton and Geary Street. The lower two floors were designed to be occupied by the City of Paris Dry Goods Company on lease. The upper four floors were partially occupied by the owners, the Spring Valley Water Company. There was also office space for rent on the upper floors, attested by the sign seen in the photograph of 1897. The whole structure was officially known as the Spring Valley Water Company Building.

The exact plan of the original building is not known. The lower floors may have occupied the entire property and the upper floors were in the shape of a hollow square around a light well. There were three entrances, one, the most elaborate architecturally, in the center of the Geary Street facade and two in the southern bay of the Stockton Street side. Historians have surmised that the Geary Street entrance was to the store and one or both of the Stockton Street entrances lead to the office building on the upper floors. However, the California Architect and Building News gives this brief description: "The building being of six stories in height, with frontages on both Geary and Stockton

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Streets, is very effectively viewed from Union Square. The main entrance is in the center of the Geary Street facade and leads the visitor through a finely tiled vestibule wainscotted with beautiful marbles to the rapidly running elevators whose ample service conducts to the commodious apartments on the upper floors of the building." If true, this leaves us with the unanswered question as to how access was gained to the Store.

The general features of the structure were masonry spread footings supporting steel columns, girders and beams. These supported concrete floor slabs and terra cotta ceiling blocks. There was an extensive diagonal bracing system buried in the concrete floor slabs. Exterior walls were of unreinforced brick of varying thickness. The masonry wall system was not a curtain wall in the modern sense of being supported by the steel frame. The walls supported themselves vertically by bearing on the basement footings and were intended to be supported at each floor by steel spandrel beams and by the floors. The materials of the exterior were given by the California Architect and Building News as follows: "The basement stories are of granite contrasting well with the buff brick and terra cotta finish of the upper part of the structure."

6. Reconstruction:

After the fire of 1906, the structure and facing of the two principal street facades and parts of the interior frame and structure remained substantially intact. The reconstruction process appears to have demolished unstable portions and to have replaced damaged structural parts as required to rehabilitate the original cube of the building.

The occupancy of the building changed at this time. The Dry Goods Store expanded into the first three floors, part of the fourth floor, and the basement; the upper floors were laid out as offices (which were leased out for the first years after reoccupancy). The Water Company vacated the building, and removed its name from the facades. From this time on, the building became known as the "City of Paris."

The shape of the light well below the fifth floor may have been altered and new columns supporting the edges installed. However, the general exterior appearance of the building, including the arrangements of entrances, remained unaltered, except as described in Part II, below.

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7. Alterations: After some years, the offices on the upper two floors were no longer rented to the public. The City of Paris Dry Goods Company took over the whole building, demolished the office partitions on the fourth and fifth floors to install retail space and used the sixth floor for administrative space for the store management. The separate Stockton Street Lobby, installed in 1908-1909, and the elevators connecting it directly to the fourth, fifth and sixth floors were removed. A new show window was installed in the bay formerly occupied by the entrance to the Lobby. At some period before 1940, a metal-framed marquee over the Stockton Street store entrance, installed in 1909, was also removed.

The original bank of store elevators and the main stair at the rear center of the store were replaced circa 1931 by two new banks of two elevators each facing a new foyer. This arrangement was carried up through all six floors and one elevator was extended to the basement. On the first floor, a classically detailed columned screen separated the foyer from the main store. In connection with this alteration, the central portion of the mezzanine was removed, necessitating the construction of a new stair to reach the remaining east portion.

A standard exterior fire escape was installed on the Stockton Street facade from the roof to the second floor. The date of this addition is not known.

In 1973, the upper part of the terra cotta work on the building's main cornice was removed, leaving only the decorated frieze and dentil molding which was below it.

When the store expanded southward into an adjacent building in the 1920's, several openings were cut in the south wall of the building to connect the two parts of the store at all levels. These were blocked up again in 1972 during the occupancy of the building by the Liberty House store, which used the building from 1972 to 1974 as temporary quarters during the construction of its new building at Stockton and O'Farrell Streets. Finally, throughout its time of occupancy, minor alterations were continually made in response to changing merchandising needs. Notable among these were the development of the basement for a restaurant and retail sales space, changes in the arrangement of the show windows (which were divided into compartments in place

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of their original open sweep) and the deletion of a communicating stairs from the second to the sixth floor (it is reasonable to assume that the removal of this stair triggered the necessity for the addition of the fire escape noted above). See Part II, "Architectural Information" for further comments on alterations during and after the 1908 reconstruction.

B. Historic events and persons connected with the structure:

The Spring Valley Water Company Building was widely known as one of the first "important" Beaux Arts designs in San Francisco, executed for the private utility which controlled the supplying of water to San Francisco and neighboring communities. Its other principal tenant, the City of Paris Dry Goods Company was one of the leading retail department stores in San Francisco. The "City of Paris" name traced its origins back to the arrival in 1850 from France of the brothers Felix and Emile Verdier with a shipload of luxury goods. Their ship, "La Ville de Paris", lent its name to the later store ashore. The Spring Valley Water Company Building was the fifth location for the store during its history.

The building and its location have always been associated with prestige and elegance and this atmosphere was reinforced after the reconstruction of the burnt-out, partially destroyed shell in 1908-1909. The City of Paris Dry Goods Company arranged for the occupancy of the basement and most of four floors. Thus, when the building reopened for use in 1909, the store occupied the greater part of the building, with offices for rent on the upper floors (later it expanded into the entire building).

C. Sources of Information:

1. Architectural drawings: Blue lines of the Miller's drawings for the restoration of the building are in the collection of Whisler-Patri, San Francisco, California.

2. Old views:

Several views of the structure are in the photograph collection of the California Historical Society under Geary Street Stockton Street, and Fire and Earthquake.

The photograph collection of the San Francisco Public Library History Room contains several old views in Collection of Interior Views ca. 1918 (also miscellaneous news and publicity photographs).

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Old views can also be found in Volume 28 of Photograph Collection of the Society of California Pioneers.

3. Bibliography:

a. Primary and unpublished:

San Francisco, California. The Foundation for San Francisco's Architectural Heritage. "The City of Paris Building, An Architectural History" (July 1977).

San Francisco, California. San Francisco Landmarks Preservation Advisory Board. "City of Paris" (case report, June 5, 1974).

Miller, James R. Specifications prepared for 1908 reconstruction. An edited version is appended to the data pages.

Nishkian-Hamill, Consulting Structural Engineers.  
"Report to Liberty House--City of Paris, re. Field Investigation of Building Cornice." San Francisco: November 1973.

Preece-Goudie and Associates, Consulting Engineers.  
"Structural Examination of the Existing City of Paris Building, Geary and Stockton Streets." San Francisco: November 22, 1978.

b. Secondary and published:

California Architect and Building News. Volume 18, November 1897.

Powell, Edith Hopps. San Francisco's Heritage in Art Glass. Seattle, Washington: Salisbury Press, Superior Publishing Company, 1976.

United States Geological Survey. The San Francisco Earthquake and Fire of April 18, 1906. Washington, D.C.: Government Printing Office, 1907.

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D. Supplemental Material: Specifications for City of Paris

Dome: The glass dome or interior dome shall be of art glass of design as per accompanying drawings, strongly supported by means of wires and steel ties, so as to be absolutely secure. These ties shall be arranged so as not to injure the effect of the Dome.

The ribs of steel and the muntins of lead are to be of such sizes as may be determined, after consultation with Bakewell and Brown, as the sizes of these ribs and muntins have a close relation to the design itself.

The size and color of Art Glass for the same reason shall be determined in consultation with Bakewell and Brown.

Large panels will be cut up into smaller panes.

The large built up beam forming a girdle around the raised center panel shall be bored for ventilation and covered with galvanized iron moulded, as per full size details.

Balustrade of fourth floor to be of fibred composition.

Cartouche in middle of large second floor balconies of same material.

Soffits of Balconies: Soffit of portion of store ceiling at end of Rotunda in fourth floor, soffits of beams around rotunda at each floor, columns, brackets, pilasters, and all other ornamental and plaster work shown in drawings, to be made from models following closely the accompanying drawings.

All these models shall be submitted in clay to Bakewell and Brown for inspection, and must be approved by them before any castings are made. Finished castings must also be submitted for their inspection and approval.

The cast iron balconies shall be made to conform strictly to the accompanying drawings and to full size details following same, and must be done in consultation with Bakewell and Brown.

Painting: The columns, walls, soffits of this rotunda shall be tinted and the iron work and the composition cartouche of second floor balcony shall be bronzed after careful consultation with the owner and all colors must be submitted to his agent for approval.

The whole work when finished shall be subject to inspection by authorized agent of the owner and must be approved by him as to workmanship and conformity with the accompanying drawings. Any corrections or changes



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necessary to make the work conform to the accompanying drawings shall be done at the expense of the owner or his contractor.

The measurements shown in accompanying drawings are to be verified at the building and any discrepancy must be immediately reported to Bakewell and Brown.

Bakewell and Brown are referred to in this description as they are the agents of the tenant "The City of Paris" but should the tenant so desire any other agent may be substituted for them at any time.

\* Sic

SPECIFICATIONS

of the several works, materials, etc., to be done and furnished for the completion of the "City of Paris" building on the south east corner Geary and Stockton Street.

Owners, Union Square Improvement Co.  
J.R. Miller, Architect  
#102 Lick Building

Note

It is the intention to have this Building finished complete by the Contractor with the exception of those items heretofore omitted and that he, in estimating, must take into consideration the true intent of the work to be followed according to the General Plans and Specifications and furnish material and labor necessary to complete this whether it shall be shown on the Plans or in the Specifications. Contractor will be allowed to use any old material at present in the building provided same is in good condition and approved by the Architect. It is essential that this work be carried on as quickly as possible and each Contractor, in estimating, must state in his Bid, the shortest space of time he can finish up the first, second and third floors, ready for occupancy.

Excavation

Do all necessary excavation for new elevator pits, oil tank, etc., and remove all surplus dirt and rubbish on the street on completion.

There are a couple of piers to be built under iron columns on the Easterly part of the building and do the excavation necessary for these and fill in around new piers that have been built in the building, same to be well tamped.

### Brick Work

Contractor to carry up the walls on East and South lines from foundation to top of fire walls. For height of walls see Plans and Sections. Contractor is to tear down present brick chimney, also that portion of the brick wall on the South which is cracked and rebuild same.

Take down present brick wall in basement around Boiler-room and rebuild new walls as shown. Build brick work around oil tank where necessary. All brick to be good hard burned brick, laid in cement mortar. Every sixth course to be header course. Mortar to be made of "Santa Cruz Line," clean sharp sand and to have one part cement to four parts lime mortar. Lime mortar mixed six (6) days before using. Cement to be approved by Architect. Bricks well wet before using. Contractor must build chases in brick walls wherever\* necessary and must consult with the Plumber, Electrician, Sprinklerman and Heatingman, before setting brick work.

### Reinforced Concrete

The walls of the centre light-court from fifth floor to top of firewall also walls of Easterly lightwell, as shown. Walls of the Southerly lightwell around elevators and stairs to be built of reinforced concrete as shown. There will be a reinforced concrete Vault built where shown on Plans. This vault will be built from the basement up to opening on Mezzanine floor. Vault walls from the basement up to top will have 5/8" twisted steel rods 6" ctrs. and crossed with 5/8" steel rods every 12". The floor and ceiling of vault at the mezzanine line will have 5/8" twisted steel rods, 6" on centres. The walls of lightwell will be 6" thick and will be reinforced with 1/2" twisted steel rods about 16" on centres. Vertical rods to extend above floor level of each story, about 18". All rods well fastened to steel frame where possible. Steel used in reinforced concrete is not to be painted. Loose scale must be removed and care must be taken to protect it from rust until it is bedded in the concrete.

In execution, the work must be so arranged that all reinforced concrete work shall be continually constructed in such a manner that no interruption of the work will in any way injure the strength of the structure. The concrete used, must be composed of one part "Portland" cement, two parts clean, sharp sand, and four parts of broken stone or coarse gravel. Only high grade Portland cement shall be used.

Such cements when tested neat, shall have one day in air to develop tensile strength of at least 300 Lbs., per square inch and that one day in air and six in water, shall develope\* a tensile strenth of at least 600 Lbs. per square inch.

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Other tests as to fineness\*, constancy of volume, etc. made in accordance with standard method prescribed by American Society of Civil Engineers.

The stone used in the concrete shall be clean, broken rock or gravel of the size that will pass through a 3/4" ring. The roof over elevators and stairways projecting into South lightwell, will be made of reinforced concrete. All penthouses in elevator shafts will be made of reinforced concrete as above. All concrete to be machine mixed.

The floors of East and South lightwells forming roof over first story, will be built of reinforced concrete of 2" thickness, same to be reinforced with 1/2" twisted steel rods about 4" on centres and crossed with 1/2" twisted steel rods, one between each light, each section to receive a square "Luxfer Prism Light #66." The mixture for this concrete will be one to three. This floor will be graded to point where shown for carrying off of rain-water. Lay cement floor 6" thick over oil tank after same is filled in with sand. Build reinforced concrete houses over stairs to roof; same to have a wood door covered with tin as per Ordinance. This staircase will continue over the main staircase of the Stockton Street entrance.

#### Pipe Chases

Leave pipe chases in exterior walls for leaders and Plumbing pipes. Heating pipes are not to occupy chases with plumbing or leader pipes. The position and size of these chases must be determined by the Contractor before brick work is begun and he must consult with the Plumber regarding same.

#### Fireproofing

All parts of the structural steel frame are to be protected by fire proofing as per Ordinance.

Exposed steel beams are to be bored in so that fine cement can be moulded around them and all work is to be carefully done to insure perfect contact through between metal and concrete. Concrete is to cover the metal nowhere less than 2" thick. The space in attic laying between ceiling of the 6th story and the roof does not have to be fireproofed except the main columns of structural steel. Contractor is to take notice that all angle bracing from the columns and under sides of beams must be fireproofed as above. All columns in show windows should be fireproofed ready for plastering.

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N.B.

None of the structural steel is to be covered in until it has been completely riveted\* and assembled and painted thoroughly as hereinafter specified.

Contractor is to provide and set all fireproof material throughout the building including furring, partitions, floors, suspended ceilings, etc. All interior columns on the first, second, and third floors must be furred out 3" from face of fireproofing to receive plumbing and heating pipes, etc. Those columns on the fourth, fifth and sixth floors, not requiring any furring for piping can be plastered on the fireproofing of the columns.

The Contractor shall lay out all lines for partitions and the Carpenter to furnish all necessary studding frames, etc.

Partitions shall rest on the concrete thoroughly secured to same as no wood floor grounds will be allowed. Same to extend closely to the ceiling above and set straight and plumb. Partition work and hanging ceilings and metal lath throughout the building in this contract should be as specified below or its equal.

Metal studding throughout shall consist of "Collins" metal studding, set 12" on centres. All hanging ceiling work and furring strips for all exterior and lightwell walls will be of the same patent. Ceilings of 1st, 2nd, 3rd, 4th, 5th, and 6th floors will have hanging ceilings. Basement ceiling will be plastered on Concrete and Tile. All partitions to have "Collins" patent wood blocking to receive base, chair rail, picture moulds, etc.

All walls, ceilings, partitions to be lathed with "Youngstown Metal Lath #27". Contractor to take into account the amount of this same lath that is at present on the premises. Same being in good condition as approved. If the Contractor finds that this is not first class, he is to figure on entire new work throughout.

All studding to be well spiked at top and bottom to the concrete. All metal lath should be wired to the studding at least four times to each studd\* with the ends and sides of sheets properly lapped, not less than 1" and laced together. Supply all furring for plaster beams as shown on Plans. Furr out all columns of show windows ready for plastering.

All openings in walls and partitions must have an angle iron over same to receive steel studs, as no steel studding throughout the buildings will be allowed to be supported on wooden frames.

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The curved portion under sills of show windows allowing for ventilation from the basement, will have bent iron rods and wire lath fastened to the same. These to be incased with fine concrete about 2" thick.

Contractor to look over the partition tile now at the building and if the same is in good condition, he will be allowed to install same as far as it will go in the partition work of the offices. Tile must be olean and free of all mortar, set up complete ready for plastering. Tile must not be less than 3" thick for partitions. Contractor must leave holes for piping wherever necessary and must consult with the Plumber, Heaterman, Sprinklerman and Electrician regarding same. That portion of hanging ceiling remaining intact, at present in the building, can be re-used after old wire lath is ripped off and iron work is refastened and straightened.

Fireproof Vault Doors

The vault doors of Mezzanine are to be double fireproof vault doors and vestibules built in the concrete walls of vault as shown on the Plans.

The clear door opening is to be 76" high and 40" wide. Vestibule of 1/8" plate. Outer doors with heavy rabbetted bolted frame and rabbeted\* bolted sills and heads. Four tumbler combination lock to each fold with two heavy folds at top, bottom and sides. Inner doors with vertical and horizontal bolts controlled by flat key lock and knob. Vestibule flanges are to overlapp\* concrete both inside and out; the inner flanges being secured in and removable so vestibule can be set after vault walls are complete. All trimmings are to be nickel-plated and exposed faces are to be enameled and lined off with about three gold lines forming panel around same. This door and lock to be approved by the Architect before setting same.

Vault to be lined with Terra Cotta tile blocks, same being already on the building. Vault to be plastered after tiling is set.

Roofing Construction

Part of the tile roof that is in at present shall remain. From this part continue over the steel frame of the roof as now constructed, a layer of expanded metal same to be well fastened to tees of the roof. On the bottom of tees build a wood form and fill same in with concrete 1" above top of tees. This is to be troweled to a fairly smooth surface to receive the felt roof as hereinafter specified.

Contractor to use the expanded metal at present stacked in the building and allow for same.

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Roofing

To be laid with Asphalt Saturated 15 lb. wool roofing felt five ply, and gravel put on as per Ordinance. Samples of felt to be submitted for approval before being laid.

Extra heavy flashings are to be placed extending up the walls and covering the felt flashings and out on roof proper, not less than 3".

All sumps and outlets are to be copper or lead. Present old portion of Asphalt roof already in to be skinned off and new roof put on as above.

Granite

Contractor to examine the present granite and wherever any damage is done to same, the broken granite, must be dug out and replaced with new granite of the same quality, design, etc., to match the present work. The letters, "Spring Valley Building", in the granite frieze over entrance on the Westerly side of the building, to be removed and the surface refinished. The large window under same will have the corner columns and sill removed so as this can be made into a show window. On completion, the entire granite work on both fronts shall be sand elasted. All exposed joints must be neatly struck with pure "Portland Cement."

Terra Cotta

All old Terra Cotta on two main fronts where damaged should be cut out and replaced with new Terra Cotta to match the quality, design, etc., of the old work. All joints should be neatly struck with cement and the whole on completion should be cleaned in the best possible manner.

The panel showing the name of the Spring Valley Building over the centre of the building on Geary Street front and the face of the fire wall must be taken down.

Flooring

Contractor is to examine present tile floors and utilize the same where possible. All tile floors after concrete is put on top of it must sustain a live load of 250 Lbs. per square foot. Where tile is not used, floors are to consist of armored concrete 4" thick. Armored concrete should consist of 1/4" steel rods spaced 4" on centres lapping beams about 18" at each end, or expanded metal. Over beams and over the above rods, run continuity rods about 1/4 of panel on each side. All to be so placed as to be completely embedded in concrete. For this purpose

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Contractor should furnish all necessary centres\*, placing centres so that rods will be no nearer to outer edge of concrete than 2". Top of all finished floors should be 4" about\* level of the beams. The Concrete will be as before specified for reinforced concrete. Beams in connection with the armored concrete should be completely encased with concrete. The concrete at no portion of the beams being less than 2" thick as before specified. Floor of Mezzanine to be constructed as above, also floor of Toilets in Basement under sidewalk, incl. stairs up to same.

Concrete flooring of the first, second, and third stories including workroom on the fourth floor shall not have a top dressing but will have 2 x 3 bevelled\* Redwood sleepers imbedded in same to receive wood floor. All floors in offices on the fourth, fifth and sixth floors and Mezzanine will have a top dressing 3/4" thick, same troweled to a smooth surface ready to receive Linoleum. Corridors and lavatories where marked, will be made ready to receive Mosaic or Marble floor.

#### Sidewalks

The entire sidewalk on Geary Street shall be taken up and new concrete arches formed as shown. On top of concrete arches put a top dressing 1" thick composed of two parts Portland cement as hereinbefore specified and three parts clean sharp sand, floated and troweled to a perfect hard even surface neatly finished against all walls, columns, bases, etc.

The sidewalk on Stockton Street to have the present top dressing chipped off and a new dressing put on as above, not less than 1" thick. This concrete to be well wet before dressing is put on. See Structural Steel about beams.

#### Steel

Contractor to examine present steel frame carefully and note all connections. He has to see that all beams are bolted or riveted together also that all wind bracing is properly fastened and drawn tight by turn buckels.

He is to install any new steel beams or changes\* present ones necessary for carrying out of the different works as shown on the plans and sections. Change steel framing on 3rd and 4th floors of central lightwell as shown and furnish new steel for same where necessary. Furnish all steel work necessary for Mezzanine floor in 1st story and as shown on plans.

He is to furnish all anchors from structural frame for anchoring brick walls to same. These anchors to run from column to column at each story

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and between same about every 5 feet. He is to furnish all steel work necessary for constructing penthouses over all elevators. He is to install all new sidewalk beams on the entire Geary Street front, framing out same where necessary to receive sidewalk lights.

He is to furnish all iron work necessary for the construction of the railings and skylight of dome work under centre lightcourt, and frame out for Elevators, stairs, etc.

Painting Structural Steel

The entire structural steel frame including all new and old work, all beams, columns, roof trusses, roofing construction, etc., shall be painted one good coat of red lead and oil.

Plastering

Contractor shall plaster all surfaces including walls, ceilings and partitions and columns and furring, elevator shafts where enclosed, throughout the entire building from basement floor to top including ceiling of sixth story. Basement work to be two coat work. Basement ceiling plastered on Concrete or Tile. All other plastered surfaces shall be three coat work; that is two coats on masonry in basement and three coats on metal lath throughout. All exposed brick work to be cemented including tops and faces of fire wall. Exterior of lightwells to be cemented 1/2" thick. Plaster ceiling of Mezzanine Exterior of lightwells to be cemented 1/2" thick. Plaster ceiling of Mezzanine floor on 1st story. The ceilings of offices will be plastered with lime mortar.

Plasterer to run all plaster cornice, moulding and paneling of ceiling as shown on the plans. He is to furnish and set all ornamental plaster work as shown in the vestibule and around centre court. Full size details will be furnished for this work and models of same must be submitted to Architect for approval before setting same. All the plaster work throughout as specified above including columns, ornamental work around centre lightwell, vestibules etc., shall be made of Keene's Cement.

All columns of show window shall be plastered. The top coat to be well floated and put on true and even. The walls in basement can be plastered on brick work providing same have a damp proof course of R.I.W. put on first.

The railings around the centre dome on each floor will be as marked. Furnish and set metal corner beads of an approved pattern for all corners throughout the building.



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The modeling of all the plaster ornamentation throughout the building shall be done by the firm of "Hoff and Hoff".

All walls of lightwells and exterior brick walls except those in basement will be furred ready for plastering as called for under Fireproofing. All columns on the 1st, 2nd and 3rd floors will be plastered with round edges as per Scale Plan.

Windows

All windows on the second, third, fourth, fifth and sixth floors will be hung sash 1-3/4" thick except those on the second floor of Geary and Stockton Street fronts which will be of design as shown and to be casement sash. Windows to have ball or pin bearing pulleys same to be hung with metal chain. Sash to be made of Sugar Pine. Furnish all cast iron weights for sash and where same is not heavy enough, contractor must put in lead weights. Window frames to fit present openings and millman to obtain all measurements at building.

Ornamental, Cast and Wrought Iron

Contractor to furnish all material and labor required to set complete in all respects in the building, all ornamental iron and iron bronze plated work as per drawing and these specifications. Sizes of all ornamental iron will be marked on the plan and sections.

Contractor to furnish all metal stops and awning boxes, as per scale drawings and necessary for the completion of the show-windows on Geary and Stockton Street fronts. The window on Stockton Street between the two entrances is to have the sill cut down on a level with the other windows and contractor to furnish all iron work around same to match the present work as near as possible.

He is to furnish all ornamental iron for stairs as shown on the scale drawings. Iron risers and treads where marked. Main stairs will be made ready to receive marble treads. He will furnish all grille work around elevators and for elevator cages as shown. He will furnish all sills for elevator openings and encase all floors on the inside of elevator shaft with 1/8" sheet iron. Doors to elevator shafts to be sliding doors of approved pattern and to have all locks catches, hinges, etc., complete.

Railings of Mezzanine floor and around Centre Lightwell as marked will be made of iron bronze plated to receive wood rail on top. He is to furnish all iron work around vestibules and entrances as shown. All ornamental iron, throughout the first, second and third floors will be bronze plated except the exterior show-windows of first floor. All ornamental iron

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from the first floor to top of 6th floor at the entrance to the offices on Stockton Street will be black iron finish. Elevator on East will have iron doors ready to receive wired glass, these to be bronze plated. Elevator doors to Freight elevator will be the same.

On fourth, fifth and sixth floors above this the doors will be finished with black iron. Entrance doors to store on Geary and Stockton Street fronts and on the entrance to office will be bronze covered doors as shown.

Contractor to hang all vestibule doors with three 5 x 5 butts and all double swing doors with patent floor hinge. He is to furnish all bolts and cylinder locks for these doors, locks being either Yale and Towne, Corbin or other make equally as good.

All ornamental iron shall be painted one coat before leaving the shop. Contractor to furnish an ornamental iron Tablet frame with glass for office Directory.

Cage of Freight Elevator to have a heavy wire guard around same 6 ft. high well braced. Contractor to fix up present metal frame of Geary Street entrance ready for new doors as shown. Furnish and set up complete ornamental iron "Marquise" over Stockton Street entrance of design as shown. Same to have iron drain pipe connected to sewer. Contractor to furnish and set all missing cast iron sills under show windows. Pattern to be the same as now in the building; these sills forming ventilators from basement.

Marble and Mosaic

Both entrances to store will have a Tennessee marble base as shown with mosaic floor with ornamental design as per plans.

Entrances to offices on Stockton Street will have marble to height of doors all around with plain base and cap. Mosaic in entrance and vestibule will be square blocks set with joints broken same as tile, of design as shown. Floors of all lavatories will be of marble mosaic throughout.

All corridors throughout the fourth, fifth and sixth floors will have a marble base 12" high to line with plinth blocks. There will be plinth blocks on corridor side under casings of all doors openings on the same three floors, 12" high.

The backs and sides of all urinals and toilets will be marble supported on nickel-plated legs and braces where necessary. Partitions around urinals and toilets to be 6' high. All lavatories throughout will have 8" marble base.

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All corridors on the fourth, fifth and sixth floors will have a 6" strip of marble around all edges and crossed with 6" strip forming panels as shown. These panels to be filled in with Terrazzo marble, color as selected. All marble throughout to be "Columbia" or "Italian".

The present marble on inside face of front entrance on Geary Street must be re-polished and any cracked pieces fixed up where necessary. Contractor to furnish any missing pieces necessary to carry out the present design.

Sides and Backs or\* Urinals, only, in Basement Toilets, under sidewalks to be in Marble as before specified.

Skylights

Furnish and set galvanized iron skylights with vents in top of same over all elevator penthouses. These to be properly supported and fastened ready to receive heavy wired corrugated glass as hereafter specified.

There will be skylight over vent from lavatory as shown, same to have Louvre ventilation through all sides. Construct a skylight over glass dome of centre court, same to be well supported on iron frame with large ventilator in top ready to receive wired glass.

Ventilators and Sidewalk Lights

In roof, install eight (8) extra heavy galvanized ventilators with top and flange complete, same made perfectly water tight. These ventilators to be about 14" in diameter.

Form extra heavy galvanized iron gutter around centre lightwells to take off rain water and slope to drain pipes as shown. In the floor of easterly lightwell there will be placed four (4) round ventilators of the "Cottier" pattern. There will also be three (3) of these in Southerly lightwell, all to be made perfectly water tight. These to be made of heavy galvanized iron.

Fire Doors in basement, where shown, to be covered with tin and hung as approved by National Board of Underwriters. The floors of Easterly and Southerly lightwell will be set with "Luxfer" Prism Lights using #66, light, and as heretofore specified under reinforced concrete.

Contractor to furnish and set new sidewalks lights including iron frames on Geary and Stockton Street fronts, lights to be same width as at present. These lights to be of the P.H. Jackson pattern of sidewalk lights or their equal as approved.

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Glazing

All skylights in the roof including skylight over Dome in centre court will be glazed with wired corrugated glass. All exterior windows on the four sides of the building will be glazed with plate glass, except the centre and East lightwells, which will be 26 oz. Lower part of all show windows and all entrance doors will be glazed with heavy Plate glass.

Doors to elevator on East to be glazed with wired plate. Freight elevator doors will be glazed with wired corrugated glass. Glass of main dome of centre court will be as hereafter specified.

All corridor doors to offices will be glazed with fine ribbed corrugated glass. All transoms and transom windows in offices will be glazed with chipped glass or its equal. There will be a plate glass Mirror in the backs of all cabinets in the offices over wash basins. Windows to all lavatories will be glazed with corrugated glass.

Upper part of show windows on Geary and Stockton Street fronts as shown will be set with Luxfer Prismatic lenses, each lense set in metallic frame. Lenses to be about 4" to 6" square. These are to be strongly braced and made water tight. Centre section of about 18" square in each show window will be prismatic lenses and shall be made to open and have suitable operating devices. All plate glass in entrance doors to store and building will be bevelled. All glass throughout to be well fastened and all skylights to be well puttied. Glass to be free of all defects. Furnish and set wired oorrugated glass in "Marquise" as shown.

Glass in Dome to be Art Glass, color and design as selected and made in hard metal. Glassman must submit working drawings and design showing color and how glass is cut up. All this work is to be done in the best possible manner and the General Contractor must not let this part of the work until the design of the Sub-contractor is approved by the Architect.

Carpenter Work

Contractor shall furnish all materials and labor for all rough and finished wood work required to complete the building as per plans and to carry out the true intent of same.

Contractor must see that all frames must be primed before setting in walls. Furnish all centres for masonry, terra cotta or other work. During the course of construction the contractor shall close all openings with temporary boards and window openings with cheese cloth.

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The first, second and third floors and that portion of the fourth marked work room shall have 2 x 3 bevelled redwood sleepers embedded firmly in the concrete to receive wood floors. All window frames to be box frames. All offices to have cement floors as heretobefore specified.

Contractor to furnish all frames for windows, same to have 1-1/8" pulley stiles and 2-1/2" Redwood sills.

Second story windows will be made as shown on sketch and as hereafter detailed.

All finish throughout fourth, fifth and sixth floors will be of selected grain kiln dried Oak. 1 x 8 base for all offices and work-room; base made in two pieces. All offices to have 3/4 x 2-3/4 picture mould. Picture mould in corridors to have an extra member to have an extra heavy projection and cut deep in back so wires can be run behind same if necessary. Finish of corridors as shown on Sections. All cabinets in offices will be made of Oak as per scale drawing. All window and door finish throughout the first, second and third floors will be of selected grain Mahogany. 1 x 6 heavy moulded backband finish with moulded cap. There will be 4 x 4 moulded stair rails to all stairs and rail on top of Mezzanine floor. Rails to match woodwork of each floor. 3/4 x 2-3/4 Mahogany picture mould and 1 x 6 moulded chair rail and base on second and third floors. 1 x 8 moulded base for these three floors.

Main stairs in South lightwell will have Mahogany hanging rail supported on iron brackets, plated to match grille work.

There will be a 4 x 4 Mahogany rail on top of Ornamental railing around centre lightwell on each floor. Contractor to construct wood frame for show window floors same to be covered with 1 x 4 T & G Pine ready to receive finished floor, which will be put in by another contractor.

Contractor to furnish O.P. rough frames for all openings that may be required, those of offices to be sized and used as grounds around all openings. Furnish all necessary grounds for plastering. All jams to be veneered at least 1/4" thick with hard wood as specified for each floor. Wood doors throughout to be 1-3/4" thick with stops for glass etc., complete. These doors to be veneered to match the wood on different floors. All wood work and finish required for the basement will be O.P. 1 x 4 moulded chair rail on 1st, 2nd and 3rd floors, same to continue up stairs on both sides also up stairs from office entrances.

Casings throughout to be 1 x 4 except over box frames of windows which will be 1 x 6, same finish as before specified for each floor. Moulded stools and aprons to all windows throughout to match balance of finish. All parts of the building where not before specified in marble will have 1 x 8 base made in two pieces to match balance of finish.

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First, second and third floors are to be covered with selected clear Oregon Maple, 1 x 3 stock. Flooring tongued and grooved all to be blind nailed and to have butts and seams smoothed off on completion. All Maple floors to be free from sap-knots and other defects and to have grooved heading joints.

Floor of work-room and fourth floor to be covered with 1 x 4 T & G, O.P. blind nailed and projecting butts and seams to be smoothed off on completion.

Contractor to furnish all door casings complete for hose reels, cabinets, etc., throughout. All penthouses on roof will have galvanized iron covered doors so as to give access to machinery.

All wood stops will be secured by round head screws every 18" and to have Ivers patent washers under same. All stops shall be of the same hard wood as the inside finish.

All transoms in offices and all finish around same will be of Oak. All doors of first, second, and third floors will be of veneered oak as shown. All doors 1-3/4" thick.

All doors throughout shall be hung on three (3) hinges except cabinet doors. Furnish and set doors to dumb waiters and same finish as woodwork on each floor. Doors to slide up on weights to be tinned on the inside.

Furnish and set 1-1/4" doors to all toilets, same to be laid in one panel and to match hard wood of finish on different floors.

Each door throughout the building shall be finished with selected White Maple thresholds moulded according to detail except where marble or metal thresholds are shown. All doors throughout the building shall have base knobs installed of the same wood as the room, rubber padded and finished to match trim.

The woodwork around lavatories in basement, including partitions and doors will be of O.P. Partitions to have moulded cap and open underneath.

Small Oak frame around mirror in cabinets. All cabinets in offices will have 3/8 x 4 shelf above basins.

Contractor must do all carpenter work necessary for the help of the Plumber, Heaterman and Electrician. Contractor is to put up all necessary shelving for Engineer and put up coat strips in basement wherever necessary.

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Contractor to furnish all cutout doors as required. He is to furnish all nails, spikes, screws, etc., necessary to complete the building.

Columns will have round edges; base and chair rail to follow line of same.

Mail Chute

Contractor is to furnish and install in this building letter chute extending from letter box in first story up to and 4'6" above the sixth floor. Also box for chute, all as shown on drawings. Make all necessary connections, do all cutting and fitting and setting all angles and sleeves for the proper construction of chute. Furnish one bronze box of form as shown, to have ornamental bronze door frame, letter flap, lock, etc., together with support of box complete.

The apparatus shall be of United States standard type without change of any kind as authorized and subject to all conditions of the Post Office Department. Same to be set in vertical line of the entire height.

Painting and Tinting

All ornamental iron work throughout, except bronze plated, including show windows, stairs, elevator grilles etc., to have two (2) coats of lead and oil. All old work on the building to have three (3) coats.

Paint all sash and outside frames, three (3) coats oil paint, color as selected. Oil and Stain all pulley stiles. All nail holes to be puttied throughout. Inside of sash to be stained and two (2) coats of varnish to match interior woodwork on each floor. All oak and mahogany finish to be stained and two coats of varnish, last coat rubbed down with pumice and water.

Maple Floors of 1st, 2nd and 3rd stories to have coat of oil and two coats of White Schellac. Paint sides of all lightwells including adjoining wall in the Easterly lightwell where exposed two coats of Abestine paint.

All plastered surfaces throughout 1st, 2nd, 3rd, 4th, 5th and 6th floors to be sized and tinted color as selected.

Tinting shall be first class in every respect and free from all defects. If tinting shows any signs of rubbing or shows up streaky same must be removed and new coat put on. Walls and ceilings of all toilets to be painted three (3) coats of oil paint. Walls of all corridors on 4th, 5th and 6th floors from marble base up to line of transom to be painted three coats of oil paint, colors as selected, same to be stippled. If

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different colored tints are required for offices contractor to figure on same. Plaster wainscot on all stairs between base and chair rail to be painted three coats of oil paint and stippeled. Ceilings of store entrances and office entrance on Stockton Street, to be painted 3 coats and stippeled and ornament to be touched up with Gold Leaf as directed by Architect.

Hardware in General

Contractor shall furnish complete all hardware for this building as per Plans and Specifications.

Vault doors and locks for same will be furnished by the vault door contractor. Hardware for elevator doors and all doors and windows of ornamental iron and bronze work will be furnished complete by the Ornamental Iron man.

Furnish kick plates for all wood double swing doors to match hardware finish.

Office doors to have five pin cylinder locks with three keys to each door with cut out on the inside. All locks to have Master Key. Connecting doors to have inter-communicating door locks one bolt above latch and one below latch bolt. All locks to have screwless knobs and high Escutcheon collars. Finish on 4th, 5th and 6th floors to be Bower-Barff. Escutcheons for office corridor doors will be 9 x 2-3/4, bevelled edge, same as Yale and Town "Stonington."

Connecting door Escutcheon to be same design only 8 x 2-1/2.

Double hung doors to have sash locks Ives No. 948. All sash to have heavy cast bronze sash lifts. No stamp or spun goods will be allowed throughout the building. Letter-hoods and plates of design to match other hardware and all entrance doors of offices.

Toilet hardware to be nickel plated. Liquid checks for toilet doors.

Water Closet doors to have No. 1000 N.P. Bummer butts. Indicator bolts with strikes for marble. One N.P. hat and coat hook for each W.C. door. Butts 4-1/2 x 4-1/2 and three to each door. Finish to match balance of hardware. Butts to be Stanley steel butts No. 241-1/2.

Wardrobes and offices to have 3 x 3 butts, and large size cast metal cupboard turns with knobs.

1/2 Doz. cast metal hat and coat hooks. All to match balance of finish.



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All finish on 1st, 2nd and 3rd floors to be of Red Bronze Louis XV\* design. All size of escutcheon locks etc., to be as specified for upper floors.

Casement sash of second story will be hung on one pair 4 x 4 cast bronze butts, mortise turn buckles and leaver\*handle.

These windows to have cast bronze casement adjusters of the oval slot pattern.

All finish in basement to be dull cast bronze. Doors from office entrance to store to have matchless floor hinges and cast brass Push Plates, 4 x 18. These doors to have Kick Plates on both sides also cylinder dead lock and top and bottom flush bolts. All doors marked T on the Plans to have transom rods to match finish and of proper length. Furnish all hardware for Hose Reels, Cabinets and Electric Cabinets.

Prepared by Daniel Warner, AIA  
Whistler-Patri Restorative  
Consultants  
January 1979.

PART II. ARCHITECTURAL INFORMATION

A. Description of exterior:

1. First Building, 1896: The building had a forcefully expressed blocklike design, executed in brick, granite, plaster, terra cotta and metal. It was visually divided into three unequal bays on the Geary Street side and two unequal bays on Stockton Street. The center bay on Geary Street was broken forward about a foot to accent the store entrance; hence the face of this bay appears to be outside the property lines.

Within this blocklike shape, the parts of the facade were progressively subdivided. The six stories were treated as three layers, each two-story layer marked by a giant order of classical columns or pilasters with ornamental spandrels at the floor levels. In accordance with Beaux Arts principles, these orders of columns are arranged in a particular sequence. The first through second floor layer had simple square pilasters with freely interpreted Doric mouldings. The third through fourth floor (the second layer) had engaged columns with Ionic capitals. Fluted engaged columns with

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Corinthian capitals ornamented the fifth through sixth floor (the third layer). A secondary cornice, of uniform depth, detailed as a simple classical band, tied the composition together at the third floor level. A neo-classical frieze and cornice executed in terra cotta on a steel frame capped the composition at the roof level, and above it was a parapet capped with a terra cotta ornamental band.

The spandrel panels between the floors were each treated with a different design. Between the first and second floor there was a continuous ornamental metal band which served as a signboard for the store name, applied to its surface in raised cast metal letters. Between the third and fourth floors there were floral pattern panels between the engaged columns with cabochon-like escutcheons and a beaded moulding. Between the fourth and fifth floors there was a continuous band with a stylized Greek design and an egg and dart moulding above. Between the fifth and sixth floors there is a simple Greek meander capped by a dentilated moulding between the engaged columns. Over the sixth (top) floor was a continuous frieze with an elaborate floral pattern interspersed with classical Roman ornaments.

The fenestration consisted of large rectangular glazed openings at the first and second floors on Geary and the first bay on Stockton Street. The upper floors had paired wood sash, one over one, with flat heads except for the arched heads at the sixth floor.

The south bay on Stockton had a different treatment within the "cage" of the main pilasters, and may have been intended by the architect to reflect the mixed use of the building. The window rhythm in the upper floors was two-three-two, and there was an ornamental balcony projecting at the center of the bay at the third floor level, integrated in design with the secondary cornice and supported by heavy stone brackets.

The narrower center bay of the Geary Street facade had a richly detailed entrance executed in granite. Entry was through a slightly flattened arch inset between engaged Ionic columns. Outward from each column was a narrow display window above which was found a circular opening framed in an intricately carved wreath. At the outer extremities of the compositions were engaged quarter-section square Ionic columns, which along with those flanking the main entry acted in support of a stone lintel extending the full width between the pilasters defining this section.

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2. Reconstruction in 1908-1909:

The fire and earthquake of 1906 destroyed a large part of the structure and burnt out what interior remained. The two street facades survived more or less intact, and it was behind these that the building was reconstructed. Hence, the overall appearance of the exterior after its reconstruction remained the same as before 1906, except for the details of fenestration on the first and second floors.

The main change was the installation of elegantly mullioned French windows at the second floor level. Historians attribute these to Arthur Brown, Jr., of Bakewell and Brown, Architects for the new rotunda. However, these windows are completely detailed on Miller's drawings, with no mention of Bakewell and Brown. Hence, it is debatable as to whether Brown had anything to do with this feature. In any event, the new windows succeeded admirably in adding a feeling of elegance and richness to the lower part of the building. Miller's drawings also show remodeling of the first floor show windows, the addition of new awning boxes and the addition of a classically detailed metal and glass marquee at the Stockton Street store entrance.

B. Description of interior:

1. 1896-1906: Positive information about the interior arrangement of the building before 1906 is confined to the knowledge that it was designed for store occupancy on the first two floors and office occupancy on the top four floors, and to the brief description given in the California Architect and Building News for November, 1897. Hence, the first two floors have higher floor-to-floor dimensions than the upper floors. A photograph of a portion of the first floor taken immediately after the fire shows that there were elaborate chandeliers at the center of each bay and that the structural columns had round furring, with (assumed) plaster facings scored to look like stone.
2. Reconstruction: James R. Miller's plans for the reconstruction show the interior arrangement from 1909 on. Miller planned a new office lobby, stair and two elevators at the southwest corner, with doors and steps to Stockton Street. This formed the entrance to the offices above without going through the store. The two spaces were separated by a light glass and metal screen with double doors.

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Matching the office entry within the south exterior bay was one of the Stockton Street entrances to the store, recessed behind a porch. The porch (which still remains) had cast iron frames, glass panels, an ornamental plaster ceiling, and lantern.

On Geary Street, the original stone-framed entrance had a new entrance vestibule added with glass doors, glass side lights and transoms and classical detailed metal frames. The ornamental plaster ceiling, the marble mouldings around the interior face of the exterior archway, the upper part of the glass and metal screen and the lantern remain.

At the rear center of the store, a pair of elevators enclosed in metal grille cages and a steel and cast iron stair with marble treads, were installed for the use of store patrons. These elevators and stairs rose through the fourth floor. Both features have been demolished.

It is supposed that the general grid of the interior steel frame remained from the 1896 building. Miller's specifications call for new members as required (Specifications, page 12).

Miller placed toilets, service elevators, exit stairs and dumbwaiters at various locations around the perimeter of the plan, probably in order to clear the maximum central space for retail sales. Also on the perimeter were airshafts, a large one on the east and two smaller ones on the south at either side of the elevator-stair tower below the fourth floor. Above the fifth floor, the south shaft spanned the whole length over the stairs and elevators below. These shafts were liberally fenestrated and gave light to rooms on the south and east walls of the building. They probably existed in the original building also, as shown in a photograph taken from O'Farrell Street just after the fire.

Miller planned the fourth floor with a range of offices on the street side of the building, connected by an "L" shaped corridor to the elevator lobby at the southwest corner. In the fashion of the time, these spaces were divided into a line of rooms by permanent partitions. Each office had a sink and a closet built in one corner and a door communicating to the next office in the center of each dividing wall. The woodwork was oak, and Miller's specifications called for linoleum floors on a wood

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subfloor. Because of the unequal window spacing, some offices had one and some had two or more windows. The corridor floors were finished in terrazzo with marble bases and dividers.

The center of the fourth floor was occupied by a large loft marked "Work Space" on the plans. It surrounded and opened onto the top level of the Rotunda. It was completely separated from the office portion of this floor, indicative that the store did not occupy the whole floor originally.

The fifth and sixth floors were given over entirely to offices arranged as described above, except that the corridor formed a square ring, with offices on each side, some facing into either the side or central light wells and the rest onto the streets.

The work of Bakewell and Brown, the rotunda:

Historians suppose that there was an open light well at the center of the original store, with galleries of some sort at the second floor level and a skylight at the third floor level.

There is wording in Miller's specifications implying that it may have been the same shape as the present layout: (Specifications, page 12) "He (the steel contractor) is to install any new steel beams or changes (sic) present ones necessary for carrying out of the different works as shown on the plans and sections. Change steel framing on 3rd and 4th floors of central light well as shown and furnish new steel for same where necessary." This indicates that the lower floor columns were in place already.

In any event, the basic idea was greatly elaborated by the architects for the reconstruction, and became the best known feature of the store. It now extended through four floors, with a skylight at the fifth floor level. The columns surrounding it, the galleries, and the architectural elements were lavishly decorated in a freely interpreted French rococco style executed in cast plaster. Mouldings, beadings and other details were highlighted in gold. The dome was executed in delicate tints of gold and green glass, using the process of coloring glass called "Art Glass."

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J.R. Miller's drawings show the Rotunda in plan, a small scale section and reflected ceiling plans at small scale. A collection of surviving study drawings of the details of plaster work, mouldings, and metal rails at large scale are signed by Bakewell and Brown, Architects. Arthur Brown is generally credited with the design (originally called "light well" by the architects). Miller's specifications (pages 1-2) direct that anything to do with the glass of the dome, its support, the ornamental plaster work and the cast iron balcony rails shall be done in consultation with Bakewell and Brown. He also states: "Bakewell and Brown are referred to in this description as they are the agents of the tenant; the City of Paris."

The inspiration for the Rotunda may be seen in Nineteenth Century stores and public spaces in France. Brown, a graduate of the Ecole des Beaux Arts in Paris, was no doubt familiar with the idea. It was intended for the practical purpose of giving light to the interior spaces, but here was raised to the level of high art by the genius of its designer.

The architectural detailing of the Rotunda does not survive intact, contrary to the general impression. At some time between 1921 and the present, the column enclosures at the fourth floor were remodeled. The original enclosures were square, with fluted faces and festooned caps. These were replaced with round enclosures modeled to look more or less like squat Tuscan columns. Also, certain visually important plaster brackets supporting the spring of the pediments at each end were removed.

In addition to Brown, other designers and craftsmen are associated with the work of the Rotunda. The design of the art glass dome is attributed to Harry Wile Hopps. The United Art Glass Co. of San Francisco executed the glass work. One historical source says that Louis Bourgeois, the French sculptor, collaborated with Bakewell and Brown on the ornamental plaster work. (Bourgeois modeled the plaster work in the Rotunda of the San Francisco City Hall). However, Miller's specifications state: (Page 14), "The modeling of all the plaster ornamentation throughout the building shall be done by the firm of 'Hoff and Hoff'."

Another noteworthy interior detail is the screens separating the show windows from the store proper on the first floor. These were designed in the eighteenth century French rococo

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style by someone with a very sure hand (Arthur Brown again?). Early photographs show them with clear glass in the upper portion and with a light finish. They remain, at present with visible parts and the glass painted over. Some hidden portions show what may have been the original finish, which was painted and glazed in a delicate blue-green with gilded highlights on the mouldings. An integral part of this ensemble were the partitions separating the show windows. These were designed as glazed screens with the same detail on the main screens, but with pairs of French doors between each window area, so that the show windows were like narrow "rooms" which could be thrown together into "suites". Those dividers have been demolished.

Prepared by Daniel Warner, AIA  
Whistler-Patri Restorative  
Consultants  
January 1979

PART III. PROJECT INFORMATION

These records were produced by Whisler-Patri with funding from Neiman-Marcus. The records were donated to the Historic American Buildings Survey. John A. Burns, AIA, was the HABS project coordinator. The City of Paris Dry Goods Company was measured and drawn in early 1979 by Robert Freed, Anne Meko, Zachary Nathan, Gerry Paclebar, Alison Quoyeser and Sahini Tolentin of Whisler-Patri. Jay Hendler was the project supervisor. The photographs were taken in January 1979 by Robert Freed. The historical and architectural data was prepared by Daniel Warner, AIA of Whisler-Patri in January 1979. The data was edited in the HABS office by Mary Beth Betts in July 1979.